

TOWN OF BUCKEYE, ARIZONA
MINUTES OF THE REGULAR MEETING
OF THE
COMMUNITY PLANNING AND DEVELOPMENT BOARD
MARCH 8, 2005

1. CALL TO ORDER

Chair Hawley called the meeting to order at 7:00 p.m.

2. ROLL CALL

Board Members Present: Chair John Hawley, Annette Napolitano, Jim Zwerg,
Dave Rioux and Tana Wrublik

Board Members Absent: Carol Kempiaik, Ruben Jimenez

Council Members Present: Chris Urwiller

Staff Present: Dennis Zwagerman, Denise Lacey, Ian Dowdy, Scott Zipprich,
Bob Costello, Scott Rounds and Connie Meadows

3. APPROVAL OF MINUTES

Chair Hawley asked for a motion to approve the Workshop and Regular Meeting minutes of February 22, 2005. Member Napolitano made a motion to approve the Workshop and Regular Meeting minutes of February 22, 2005. The motion was seconded by Member Rioux. The motion passed unanimously.

4. WITHDRAWALS / CONTINUANCES / OLD BUSINESS: None

5. NEW BUSINESS: As Presented

5A. Case No.: RZ04-289: Request by Steve Kellogg of Coe & Van Loo, on behalf of Marven Investments L.L.L.P. and Shea Homes Limited Partnership for the rezoning of approximately 850 acres from the RR, Rural Residential Land Use District to that of the PC, Planned Community Land Use District located generally south of Lower Buckeye Road, west of Watson road, north of the Roosevelt Irrigation Canal, and east and west of Miller Road and also generally as located in the north half of Section 20 and 21; a portion of the southern half of Section 16; and a portion of the northeast one quarter of Section 19, Township 1 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. Steve Kellogg of Coe & Van Loo on behalf of Marven Investments and Shea Homes presented the request to the Board. This case was previously approved for rezoning. However, due to an error made in the original notification process, the developer has reissued notifications to include all necessary parties.

Board Action on RZ04-289: Chair Hawley opened the public hearing. There being no comments from the public, Chair Hawley closed the public hearing. Member Rioux made a motion to recommend approval of RZ04-289. The motion was seconded by Member Wrublik. The motion passed unanimously.

5B. Case No.: PP04-552: Request by Biskind, Hunt & Taylor representing DMB for preliminary plat approval of Verrado Parcel 3.101 generally located west of Verrado Way and north of Thomas Road. This subdivision proposes 105 single-family lots on approximately 154.21 acres. Jill Kusy of Biskind, Hunt & Taylor presented the request to the Board. Member Napolitano asked about the street widths. Ms. Lacey stated this will be a very low traffic area and there will be no parking on roadways. Mr. Costello spoke about the fire issues and stated that there is an emergency override on the gate system and that street traffic is not an issue. All homes are required to be fully equipped with an indoor sprinkler system. Member Rioux asked if school bus issues have been addressed. Ms. Kusy stated that streets are accessible for school busses.

Board Action on PP04-552: Chair Hawley opened the public hearing. There being no comments from the public, Chair Hawley closed the public hearing. Member Wrublik made a motion to approve PP04-552. The motion was seconded by Member Zwerg. The motion passed unanimously.

5C. Case No.: PP04-533: Request by Biskind, Hunt & Taylor representing DMB for preliminary plat approval of Verrado Parcel 3.201-3.209, 3.401-3.407, 3.409-3.412 generally located west of Verrado Way and north and south of Thomas Road. This subdivision proposes 688 lots on approximately 185.51 acres. Ms. Lacey distributed a revision to stipulation "b". Jill Kusy of Biskind Hunt and Taylor and Bob Kammerle of DMB Associates, Inc. presented the request to the Board. Ms Kusy asked the Board to note changes to the development option designations to show that parcels 3.204, 3.402, 3.403, and 3.410 should read as residential medium. Parcel 3.411 should read as residential high. Member Rioux asked where the fire station will be located. Mr. Kammerle stated there is a planned two acre site for a fire station per the CMP agreement. Mr. Costello stated that fire issues have been discussed and are acceptable within the limitation of the development agreement.

Board Action to PP04-533: Chair Hawley opened the public hearing. There being no comments from the public, Chair Hawley closed the public hearing. Member Wrublik made a motion to approve PP04-533 with the revision of stipulation "b" to read as follows: Per the Town of Buckeye Fire Marshall there shall be no parking on all streets with a back-of-curb measurement less than 32' within an area as measured 60' from the point of intersection of the back of curb lines extended. This no parking area shall be designated with signage and curb indicators (exact type and colors to be determined by the Town of Buckeye Public Works Director); and with the changes to the residential development option designations as stated per Ms Kusy. The motion was seconded by Member Zwerg. The motion passed unanimously.

5D. Case No.: PP04-230: Request by Clouse Engineering for preliminary plat approval for a single family subdivision to be located at the northeast corner of Jackrabbit Trail and Broadway Road. This subdivision proposes 239 single-family lots on approximately 65 acres. Ms. Lacey stated the following corrections to the staff report: Under Request and Site Location it should read that the site is located on the Northeast corner of Jackrabbit Trail and Broadway; Under General Plan it should read that the property was annexed and zoned as Planned Residential in the year 2000. Mr. Cliff Barber of Territories West presented the request to the Board. Member Napolitano asked if there will be public participation. Mr. Barber stated he is willing to do so, however so far there have been no comments or request from the neighborhood. Mr. Jeff Clouse of Clouse Engineering spoke about the traffic on the North entrance of Dunlap. Mr. Zipprich stated there are no major problems with the alignment. Member Rioux asked if developer will place lights in the tot lot areas. Mr. Barber stated they would do so. Mr. Barber stated that stipulations "n" and "o" indicate they are required to make improvements however, he would like a stipulation to provide a reimbursement for street improvements on the side streets in the future. Mr. Zwagerman requested revisions to stipulations "n", "o", and "p".

Board Action on PP04-230: Chair Hawley opened the public hearing. Susan Huizinga of 5407 S. 229th Ave., Buckeye, Arizona, stated her concerns regarding the impact of schools, traffic, and taxes. Chair Hawley suggested contacting the assessor's office regarding the tax issue. Ms. Huizinga also asked what will be directly next to her property and what her view will be like. Mr. Barber stated there will be a buffer six foot standard block wall to the north. Ms. Huizinga stated that the posting for this hearing was put on

her property not on the actual parcel in question and she would like it to be known that there is a dairy, nursery and rental property in the vicinity of this location. Hazel Leonard of 4421 S. Jackrabbit Trail, Buckeye, Arizona, also stated her concerns regarding the overcrowded schools and asked about the time frame when Jackrabbit will be converted to a six lane road. Chair Hawley stated that with every new subdivision the impact of schools is discussed with the developer. The school district determines whether to build in that development or in another area which will provide coverage. Chair Hawley stated that any school concerns should be put forth to the school boards and administration. There being no further comments from the public, Chair Hawley closed the public hearing. Member Rioux made a motion to approve PP04-230 with the revision to stipulation "n" to read as follows: This project shall be responsible for the half-street improvements for Dunlap Road and Jackrabbit Trail along with the associated intersection improvements for the frontages along the exception parcel located at the southeast corner of the intersection of Jackrabbit Trail and Dunlap Road. A portion of the costs for these improvements shall be subject to reimbursement per the Town Code; the amendment to stipulation "o" to read as follows: This project shall be responsible for improvements to Broadway Road between the west property line and Jackrabbit Trail along with associated intersection improvements to provide for adequate traffic capacity on Broadway Road. A portion of the costs for these improvements shall be subject to reimbursement per the Town Code; and the amendment to stipulation "p" to read as follows: The northern entrance for the project on Dunlap Road shall be widened and aligned with the planned collector street to the north or other location as approved by the Town Engineer. The motion was seconded by Member Napolitano. The motion passed unanimously.

5E. CASE NO. DCA05-01: TOWN OF BUCKEYE DEVELOPMENT CODE

Amending the Town of Buckeye Development Code, Article 7, Section 7-7-4(A)(2) as it applies to Preliminary Plat expiration dates. There was discussion regarding the Amendment which was prepared by the Town Attorney. Board members suggested changes to some language in the proposed amendment. Staff to finalize proposed amendment for approval by the Town Council.

Chair Hawley made a motion to approve and recommend with amendments to Town Council.

Board Action on DCA05-01: Chair Hawley withdrew his motion and opened the public hearing. There being no comments from the public, Chair Hawley closed the public hearing. Chair Hawley made a motion to request the Town Council initiate a Development Code amendment to Section 7-7-4 of the Development Code as it relates to Preliminary Plat extensions. The motion was seconded by Member Zwerg. The motion passed unanimously.

6. COMMENTS FROM THE PUBLIC: None

7. REPORT FROM STAFF:

Mr. Zwagerman advised the Board of Ms. Lacey's resignation with the Town of Buckeye effective March 11, 2005. Staff reported that the next Development Board meeting will be held on March 22, 2005.

8. REPORT FROM THE DEVELOPMENT BOARD:

Member Zwerg asked if a date has been set for a retreat with the Town Council. Chair Hawley asked about code enforcement being handled by the fire department.

9. ADJOURNMENT:

Chair Hawley asked for a motion to adjourn the meeting. Member Napolitano made a motion to adjourn the meeting. Member Rioux seconded the motion. The Meeting adjourned at 8:15 p.m.